

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ocean County Consortium State: NJ
 PJ's Total HOME Allocation Received: \$20,842,742 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	87.17 %	89.44 %	23	90.66 %	25		24
% of Funds Disbursed	81.33 %	79.59 %	16	81.06 %	40		39
Leveraging Ratio for Rental Activities	3.42	4.71	17	4.62	34		41
% of Completed Rental Disbursements to All Rental Commitments***	88.15 %	85.10 %	18	81.27 %	36		34
% of Completed CHDO Disbursements to All CHDO Reservations***	72.14 %	65.13 %	12	68.23 %	49		48
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.94 %	82.90 %	14	79.86 %	63		57
% of 0-30% AMI Renters to All Renters***	46.88 %	44.92 %	15	44.82 %	57		53
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.07 %	1	94.65 %	100		100
Overall Ranking:			In State:	12 / 27	Nationally:	60	61
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$63,341	\$26,982		\$25,419	64	Units	6.00 %
Homebuyer Unit	\$8,062	\$16,774		\$14,530	292	Units	27.50 %
Homeowner-Rehab Unit	\$26,670	\$15,065		\$20,251	131	Units	12.30 %
TBRA Unit	\$8,938	\$8,048		\$3,156	575	Units	54.10 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ocean County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,005	\$128,819	\$25,012
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.1

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	60.9	85.6	87.0	75.0
Black/African American:	28.1	3.8	8.4	15.1
Asian:	1.6	0.3	0.0	0.0
American Indian/Alaska Native:	1.6	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.5
Black/African American and White:	1.6	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.7	0.0	0.7
Asian/Pacific Islander:	0.0	0.0	1.5	0.2

ETHNICITY:

Hispanic	6.3	9.2	3.1	8.2
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HOUSEHOLD SIZE:

1 Person:	10.9	28.4	18.3	12.3
2 Persons:	17.2	23.6	16.8	28.7
3 Persons:	15.6	18.8	22.1	25.7
4 Persons:	39.1	13.0	29.0	19.1
5 Persons:	10.9	12.7	9.2	8.5
6 Persons:	6.3	1.7	3.8	3.8
7 Persons:	0.0	0.3	0.8	1.4
8 or more Persons:	0.0	1.4	0.0	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.9	28.8	22.9	13.9
Elderly:	0.0	4.5	20.6	3.7
Related/Single Parent:	57.8	29.1	23.7	52.0
Related/Two Parent:	31.3	31.2	30.5	26.1
Other:	0.0	6.5	2.3	4.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	59.4	1.0 [#]
HOME TBRA:	1.6	
Other:	9.4	
No Assistance:	29.7	

of Section 504 Compliant Units / Completed Units Since 2001 57

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ocean County Consortium

State: NJ

Group Rank: 60
(Percentile)

State Rank: 12 / 27 PJs

Overall Rank: 61
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	88.15	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	72.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.94	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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